

336.1  
L3R  
1896

# Sixth Annual Report

OF THE

## STATE BOARD OF LAND COMMISSIONERS

OF THE

### STATE OF MONTANA.

---

TO HIS EXCELLENCY,

JOHN E. RICKARDS,

GOVERNOR OF MONTANA.

---

DECEMBER 1, 1896.

---

HELENA, MONTANA:  
STATE PUBLISHING COMPANY,  
STATE PRINTERS AND BINDERS,  
1897.



Digitized by the Internet Archive  
in 2013

OFFICE OF THE  
STATE BOARD OF LAND COMMISSIONERS

---

Helena, Mont., Dec. 1st, 1896.

To His Excellency, J. E. RICKARDS,  
Governor of Montana.

Sir:—

In accordance with the provisions of the statute we have the honor to submit the following report of the business transacted by this board during the year ending November 30, 1896.

---

FINANCIAL STATEMENT.

The following amounts belonging to the different funds having been received during the year just closed and have been turned over to the State Treasurer:

School Fund, sale payments, permanent.....	\$ 8,015 18
School Fund, timber sales, permanent.....	4,503 74
School Fund, income, leases and interest.....	21,987 56
University Fund, income .....	5,645 53
Capitol Building Fund.....	1,691 06
State Normal School, income.....	816 00
School of Mines, income.....	30 00
Total .....	\$42,689 07

---

SALE OF AGRICULTURAL COLLEGE AND NORMAL  
SCHOOL BONDS.

Under and by authority of an act approved March 6th, 1895, sections 1630 to 1637 and 1657 to 1664 of the Political Code inclusive, the State Board of Land Commissioners were author-

ized to issue Agricultural College bonds in the amount of one hundred thousand dollars and State Normal School bonds in the amount of fifty thousand dollars. In due time a form for the bonds was prepared by the Atty. General; the sale was advertised, and the board commenced to receive and consider bids.

Of the many bids received, the following by Farson, Leach & Co. of Chicago, was considered the most favorable and was accepted. Their offer was as follows:

COPY.

"To the HON. F. W. WRIGHT,  
State Treasurer, Helena, Mont.

Dear Sir:—

For the one hundred thousand Agricultural College bonds and the fifty thousand Normal School bonds offered for sale by you we will pay you par; that is one hundred and fifty thousand dollars, and pay accrued interest to date of delivery of bonds; bonds to be dated July 1, 1895; to bear interest at six per cent per annum, payable annually; to be due in twenty-five years. The bonds to be legally and regularly issued, and you to furnish us with full certified transcript of records evidencing their legality to the satisfaction of our attorney; also to furnish us blank form of bond satisfactory to our attorney; the entire amount of said bonds to be delivered to us at such bank in Chicago as we may designate, as soon as same can be properly executed and delivered; we to take up and pay for said bonds as follows:

On July 1, 1895, five thousand Normal School Bonds;

On July 1, 1895, ten thousand Agricultural College bonds;

On Sept. 1, 1895, ten thousand Normal School bonds;

On Sept. 1, 1895, twenty thousand Agricultural College bonds.

On Dec. 1, 1895, ten thousand Normal School bonds;

On Dec. 1, 1895, twenty thousand Agricultural College bonds;

On April 1, 1896, ten thousand Normal School bonds;

On April 1, 1896, twenty thousand Agricultural College bonds;

On July 1, 1896, fifteen thousand Normal School bonds;

On July 1, 1896, thirty thousand Agricultural College bonds;

We to have the privilege of taking up and paying for said bonds prior to the above specified dates should we so desire; we to furnish blank bonds at a cost not to exceed two dollars each.

Yours truly,

Farson, Leach & Co.

Signed by James G. Campbell."

The reports of the State Treasurer for the years 1895 and 1896 show the receipts and disposal of the funds arising from this sale.

---

#### APPORTIONMENT OF SCHOOL INCOME FUND.

In accordance with section 1714 of the Political Code, an act to provide for the distribution of the income fund among the different counties, the board on January 7, 1896, issued the following order:

#### COPY OF ORDER.

BE IT HEREBY ORDERED, That the Secretary of this board call upon the State Treasurer for an estimate of the amount of money in his hands to the credit of the School Income Fund subject to distribution at the close of business on the 31st day of December, 1895, and that thereupon the secretary in the name of the board certify the amount so reported to the State Auditor in accordance with the provisions of section 1714 of the Political Code."

The secretary complied with the order and on January 14, 1896, reported to the board as follows:

"To the Hon. State Board of Land Commissioners,

Helena, Mont.

Gentlemen:—

In pursuance of a resolution of this Board adopted at its meeting held on the 7th day of January, 1896, I called upon



the State Treasurer for an estimate of the amount of money in his hands to the credit of the School Income Fund subject to distribution at the close of business on the 31st day of December, 1895, whereupon the State Treasurer, as per his communication herewith attached, certifies said amount of School Income Fund subject to apportionment as provided in section 1714 of the Political Code to be fifty-one thousand eight hundred and fifty-eight and 14.100 (51,858.14.100) dollars.

The records of the office of the Superintendent of Public Instruction show the number of pupils of school age in the State subject to this apportionment to be 39,252, which will allow an apportionment of one dollar and thirty cents (\$1.30) to each pupil and still leave a balance of \$830.54 in the State treasury unapportioned.

The several amounts due the several counties as per said proposed apportionment, together with the school census of the different counties, respectively, is as follows:

COUNTY.	CENSUS.	APPORTION- MENT.
Beaverhead.....	1,226	\$ 1,593 80
Carbon.....	724	941 20
Cascade.....	3,281	4,265 30
Choteau.....	1,083	1,407 90
Custer.....	1,358	1,765 40
Dawson.....	387	503 10
Deer Lodge.....	3,131	4,070 30
Fergus.....	1,397	1,816 10
Flathead.....	1,543	2,005 90
Gallatin.....	2,542	3,304 60
Granite.....	949	1,233 70
Jefferson.....	1,594	2,072 20
Lewis and Clarke.....	3,929	5,107 70
Madison.....	1,603	2,083 90
Meagher.....	1,047	1,361 10
Missoula.....	2,212	2,875 30
Park.....	1,456	1,892 80
Ravalli.....	1,761	2,289 30
Silver Bow.....	6,068	7,888 40
Sweetgrass.....	478	621 40
Teton.....	508	660 40
Valley.....	234	304 20
Yellowstone.....	741	963 00
	39,252	\$51,027 60

Very truly yours,

(Signed) E. A. STEERE,

Sec'y State Board Land Commissioners.

## PURCHASE OF SCHOOL AND COUNTY BONDS.

On Feby. 8th, 1896, Z. T. Burton, Prest. of the board of school trustees of School Dist. No. 5, Teton County, Mont., appeared before the board in behalf of said school district and offered to sell to the State six per cent 5-10 bonds of the said district in the amount of \$1,000, said money to be used for the purchase of grounds, buildings and furnishings for a school for said district.

It appearing to the board from the records of the district that the bonds were legally and regularly issued and that the assessable property of said district was ample to insure the payment of said bonds when due; the board thereafter, on March 13, 1896, ordered the State Treasurer to purchase the same from the permanent school fund.

The board in like manner, on August 26, 1896, ordered the purchase, from the permanent school fund, of six per cent 10-20 bonds of district No. 7, Ravalli county, in the amount of \$2,614, said money to be used for similar purposes.

On April 25th, 1896, the board ordered the purchase, from the permanent school fund, of six per cent twenty year refunding bonds of Dawson county, in the amount of ten thousand dollars, paying for the same the sum of nine thousand eight hundred and ninety-five dollars net.

---

## SALE OF SAW TIMBER.

There has been a marked increase in the demand for saw timber during the last two years, and in response to the demands to purchase such timber the board has at various times ordered its appraisalment and advertisement. On October 5th, 1895, the board advertised to sell on November 4th, 1895, all merchantable saw timber of the size of ten inches twenty feet from the stump standing on portions of sections 30 and 32, Tp. 16 N., Rg. 14 W., State Reform School lands; all sections 16 and 36, Tp. 15 N., Rg. 14 W., section 16, Tp. 14 N. Rg. 14 W., sections 16 and 36, Tp. 14 N. Rg. 15 W., sections 16 and 36, Tp. 14 N. Rg. 16 W., and section 36, Tp. 14 N. Rg. 17 W.,

and ordered the State Land Agent to proceed at once to appraise and estimate the timber standing on said lands and to report to the board as to the amount, quality and value of the same.

On November 1st, 1895, the State Land Agent made an exhaustive report to the board. He estimated the saw timber on these ten sections at 30,300,000 feet and estimated the value of the same at prices ranging from \$1.15 to \$1.50 per acre, or a total of \$39,097.50.

According to advertisement the board offered this timber for sale on Nov. 4th, 1895. Thos. C. Marshall appeared before the board in behalf of the Big Blackfoot Milling Co. and offered \$1.15 per thousand for the entire lot; which offer was rejected; the board holding that they would not sell any of the timber for a less price than the valuation fixed by the State Land Agent. C. L. Griswold then offered \$1.25 per thousand for the timber standing on sections 30 and 32 above mentioned, which offer the board accepted, that being the valuation fixed by the State Land Agent. Those two fractional sections include 653 acres and belong to the State Reform School. On Nov. 19, 1895, Thos. C. Marshall again appeared before the board on behalf of the Big Blackfoot Milling Co. and offered to purchase the timber on the above remaining eight sections of school land above mentioned and offered to pay for the same the average price of \$1.285 per thousand. This being the average price placed on the timber by the State Land Agent, Mr. Marshall's offer was accepted and the timber of the following lands was sold to said Big Blackfoot Milling Co., to wit: All section 16, Tp. 14 N. Rg. 15 W. the  $W\frac{1}{2}$  and the  $NE\frac{1}{4}$  of section 36, Tp. 14 N. Rg. 15 W., all sections 16 and 36, Tp. 14 N. Rg. 16 W., all sections 16 and 36, Tp. 15 N. Rg. 14 W., all section 16, Tp. 14 N. Rg. 14 W. except the  $NE\frac{1}{4}$  of the  $SW\frac{1}{4}$  of the section; all section 36, Tp. 14 N. Rg. 17 W.

On October 28, 1895, the board ordered the advertisement of the timber standing on section 36, Tp. 11 N. Rg. 20 W., the sale to be held on Nov. 27, 1895. Thereafter in accordance with the instructions of the board the State Land Agent appraised the timber standing on said section. He estimated the same at 3,000,000 feet and fixed the value at \$1.40 per M.



This timber was sold to Wm. McKeen on Nov. 27, 1895, for the appraised price.

The contracts and bonds of the above sales were all drawn in conformity with the provisions of Art. III, Title VIII, Part III of the Political Code, and copies of same are on file in the office of the board.

On March 19, 1896, Mr. McKeen completed compliance with the conditions of his contract, having cut all the timber and having paid for the same in full. The Board employed W. H. Smead to scale this timber as fast as cut and the total scale amounted to 3,216,994 feet, or 216,994 feet more than the estimate of the State Land Agent. The total amount received for this timber was \$4,503.74. The board allowed Mr. Smead eight cents per thousand for scaling the same and his bill amounted to \$257.35, leaving a net return to the State of \$4,246.39.

The State Land Agent has just completed scaling the timber cut by C. L. Griswold on section 30, Tp. 16 N. Rg. 14 W., under permit above mentioned, and reports the total scale at 3,119,330 feet, a falling off of 30,670 from his estimate. The timber of section 32 will perhaps be cut and scaled during the present month.

On Sept. 26th, 1896, W. H. McLaughlin made application to purchase the timber on section Tp. 15 N. Rg. 22 W. The State Land Agent in report of even date estimated this timber at 3,350,000 feet and fixed the value at \$1.50 per thousand.

On October 24, 1896, the board sold the timber standing on section 24 Tp. 11 N. Rg. 20 W., University lands, to Wm. McKeen for \$1.50 per thousand. State Land Agent Page appraised this timber and in a report to the board on Sept. 19, 1896, estimated the stumpage at 4,300,000 feet and fixed the value at \$1.50 per thousand.

On Nov. 6th, 1896, the board advertised for sale on Dec. 5th, 1896, the timber standing on the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  and the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of section 30, Tp. 15 N. Rg. 14 W.; lands belonging to the State Reform School. On Oct. 27, 1896, the State Land Agent reported to the board his estimate of this timber, estimating the same at 950,000 feet and fixing the value at \$1.50 per thousand. The timber on this land was not sold in this fiscal year.

## SALE AND LEASING OF STATE LANDS AND COLLECTIONS.

The sale and leasing of state lands during the year and the collections of the rents on State lands and the payments on certificates will be found to be fully covered by the report of the Register of State Lands for the year just closed.

On Oct. 6th, 1896, the board took action in the matter of certain leases of State lands as follows:

It appearing from the records of the office that a number of lessees of State lands in Flathead and Gallatin county entered into five year contracts of lease for State lands in the spring of 1892, and that the lands being raw prairie at the time that the leases were entered into, they were unable to crop the same the first year. Consequently they will have reaped but four crops at the time that the leases will expire in the spring and summer of 1897; although holden for five annual payments of rent. Recognizing the hardship and injustice that an enforcement of the terms of the leases would work on these lessees, the board at the above mentioned meeting ordered the extension of all leases entered into in 1892, where the lessees for the reasons above mentioned were unable to harvest a crop the first year to such time in the fall of 1897 as will enable them to harvest a fifth crop; these concessions, however, to apply only to such lessees above mentioned as have paid up all rents and are not in arrears to the State. As an evidence of good will nearly all the lessees holding such leases have paid up all arrears and have made arrangements to take advantage of said concessions.

---

## SELECTIONS AND APPRAISEMENTS.

The selection of lands for the different State institutions and the appraisal of State lands in general will be found to be fully covered by the annual report of the State Land Agent for the year just closed.

## STATUS OF STATE LANDS.

The following tables give a general status of the school and other State lands at the close of the year ending November 30, 1896.

TABLE NO. I.

Showing number of sections of school land in the State and the status of same :

Total number of school sections (16 and 36) in the State when all surveyed, will be about..	8,120
Total number of acres of school land, including lands relinquished to settlers for which lieu lands will be allowed the State, when all surveyed will be about.....	5,197,000
Total number of townships, whole and fractional, surveyed at close of fiscal year ending November 30th, 1896, about.....	1,475
Total number of acres of school lands (sections 16 and 36) surveyed at close of fiscal year ending November 30th, 1896, (estimated) about.....	1,800,000
Total number of acres of school lands appraised and offered for sale and lease at close of fiscal year ending November 30th, 1896, by counties:	

	ACRES.	AYERAGED APPRAISED PRICE PER ACRE.	APPRAISED VALUE.
Gallatin.....	34,920	\$6 81	\$237,780 00
Cascade.....	82,160	5 42	445,360 00
Meagher.....	85,600	1 90	163,669 00
Lewis and Clarke.....	39,680	5 31	210 660 00
Jefferson.....	37,096	1 57	58,427 00
Ravalli.....	15,473	6 93	107,215 00
Missoula.....	7,680	7 01	54,430 00
Flathead.....	5,380	8 91	47,180 00
	307,889		\$1,324,721 00

Averaged appraised price per acre, \$4.302.

Total number of acres of school land sold by the State up to and including year ending Nov. 30th, 1896, and selling price of same:

In Missoula School Addition, lots.....	172 lots
Total selling price.....	\$ 32,020 00
Average price per lot.....	186 16
Total number of acres, about.....	22
Making an average price per acre of about.....	1,231 00

Acre parcels, for ranch purposes, sold to date:

Total number of acres.....	5,868.00
Total selling price .....	\$ 83,768 00
Average selling price per acre.....	14 27
Total number of acres sold to date.....	5,890
Total selling price.....	115,788 00
Average selling price per acre.....	19 68

## SALES BY COUNTIES.

	ACRES.	AVERAGE PRICE PER ACRE.	TOTAL.
Missoula.....	22 (lots)	\$1,231 00	\$32,020 00
Gallatin.....	2,900	11 05	42,060 00
Lewis and Clarke.....	568	13 90	7,900 00
Flathead.....	560	11 00	\$,160 00
Cascade.....	320	11 64	3,728 00
Ravalli.....	1,520	14 42	21,920 00
	5,890		\$115,788 00

Total number of acres of school land leased under five year lease, leases still in force, by counties:

	ACRES.	AVERAGE RATE PER ACRE.	TOTAL.
Meagher.....	34,340	\$.115	\$ 3,946 00
Gallatin.....	7,640	.398	3,040 00
Flathead.....	2,440	.493	1,204 00
Lewis and Clarke.....	8,955	.137	1,234 00
Missoula.....	2,202	.255	564 00
Cascade.....	22,250	.16	3,701 00
Ravalli.....	1,700	.288	492 00
Jefferson.....	2,750	.198	548 00
	82,277		\$14,729 00

Average rate of rental per acre, \$.179.

Total number of acres of unappraised school land leased under annual permits, by counties:

	ACRES.	TOTAL RENTAL
Fergus.....	32,640	\$2,322 00
Choteau.....	12,480	840 00
Deer Lodge.....	6,170	714 00
Yellowstone.....	4,800	552 80
Teton.....	4,240	275 00
Sweetgrass.....	4,000	320 00
Beaverhead.....	2,840	549 00
Custer.....	2,560	212 00
Madison.....	1,960	265 00
Dawson.....	1,600	122 00
Granite.....	1,280	120 00
Valley.....	1,300	134 00
Carbon.....	870	110 00
Flathead.....	370	45 00
Park.....	160	10 00
	77,270	\$6,590 00

## APPRAISEMENT OF SAW TIMBER ON SCHOOL LANDS.

The saw timber on the following school lands were appraised in 1893, and the value and quantity estimated as follows:

### RAVALLI COUNTY.

Total number of acres appraised.....	4,960
Estimated number of feet.....	29,375,000
Average price per thousand feet.....	\$3.535
Average number of feet per acre.....	5,223
Average appraised value of timber per acre.....	\$18 36
Total appraised value of timber.....	\$103,850

### MISSOULA COUNTY.

Total number of acres appraised.....	6,400
Estimated number of feet.....	27,585,000
Averaged estimated value per thousand feet.....	\$3 06
Average number of feet per acre.....	4,310
Average appraised value of timber per acre.....	\$13 21
Total appraised value of timber.....	\$84,585 00



N. B. No saw timber has been sold by the State for more than one dollar and fifty cents (\$1.50) per thousand, and the above would therefore seem to be an excessive valuation.

The saw timber on the following school lands was appraised by State Land Agent J. M. Page during the years 1895 and 1896 and estimated as follows:

### MISSOULA COUNTY.

Total number of acres appraised .....	4,400
Estimated number of feet of timber .....	24,500,000
Average appraised value per thousand feet .....	\$1 32
Average appraised value of timber per acre .....	\$7 36
Total appraised value of timber .....	\$32,560 00

### DEER LODGE COUNTY.

Total number of acres appraised .....	1,920
Estimated number of feet of saw timber .....	6,750,000
Average appraised value per thousand feet .....	\$1.338
Average appraised value of timber per acre .....	\$4 72
Total appraised value .....	\$9,035 00
Total number of acres of timber land appraised .....	17,680
Total estimated feet of saw timber on same .....	88,210,000
Total estimated valuation of same .....	\$229,970.00

## SALE OF SAW TIMBER ON SCHOOL LANDS.

The saw timber on certain school lands in Missoula and Deer Lodge counties as appraised by Mr. Page as above mentioned during the years 1895 and 1896 has been sold by the Board as follows:

To the Big Blackfoot Milling Co., Nov. 19th, 1895:

Missoula County .....	18,150,000 ft.; \$1.285 per M.	Estimated .....	\$23,322 75
Deer Lodge County .....	6,750,000 " " " " .....		8,673 75
Total .....	24,900,000 ft.		\$31,996 50

This timber is now being cut.

To William McKeen, Nov. 27, 1895.:

Missoula County .....	3,216,994 ft.; \$1.40 per M	Proceeds .....	\$4,503 74
-----------------------	-----------------------------	----------------	------------

This timber has been cut, scaled and paid for in full as above.

Total number of feet of timber sold from school lands, estimated and appraised by State Land Agent, to be scaled when cut .....	28,116,994
Total appraised value of same as per above estimated scale .....	\$36,500 24

TABLE NO. II.

## GRANTS TO THE DIFFERENT STATE INSTITUTIONS AND STATUS OF THE SAME.

	Acres.
Public Buildings (State Capitol Building Fund).....	182,000.00
Agricultural College.....	140,000.00
School of Mines.....	100,000.00
State Normal School.....	100,000.00
Deaf and Dumb Asylum.....	50,000.00
State Reform School.....	50,000.00
State University.....	46,079.78
Total.....	668,079.78

## STATUS BY INSTITUTIONS (PUBLIC BUILDINGS.)

	Acres.
Total grant to Public Buildings (State Capitol Building Fund).....	182,000 00
Total selections made to date.....	100,733 14
Balance to be selected.....	81,266 86
Selections approved and patented to the State.....	75,231.52
Selections waiting approval at Washington.....	25,501.62
	100,733.14

## LOCATION BY COUNTIES OF APPROVED SELECTIONS TO CAPITOL BUILDING FUND (PUBLIC BUILDINGS.)

The location of the lands belonging to the different State institutions in the counties not appraised, is approximated as near as possible by comparison of the range and township number with the map of the counties,

	Acres.
Flathead.....	33,228.06
Gallatin.....	14,946.46
Madison.....	12,434.04
Meagher.....	2,920.00
Missoula.....	2,850.00
Deer Lodge.....	2,010.00
Lewis and Clarke.....	3,764.40
Ravalli.....	2,038.56
Jefferson.....	640.00
Cascade.....	400.00
Total.....	75,231.52

## APPRAISED SELECTIONS TO CAPITOL BUILDING FUND BY COUNTIES.

	ACRES	AVERAGE APPRAISED PRICE.	TOTAL.
Meagher.....	2,920	\$2 44	\$7,120 00
Gallatin.....	4,480	18 44	82,600 00
Jefferson.....	640	2 06	1,320 00
	8,040		\$91,040 00

Averaged appraised price per acre, \$11.32.

## SELECTIONS BELONGING TO THIS FUND LEASED.

Gallatin County.....	1,040 acres	Annual Rental,	\$316 00
Lewis and Clarke.....	2,560	“ “	178 00
	3,600		489 00

## SELECTIONS BELONGING TO CAPITOL BUILDING FUND SOLD.

Gallatin County, 640 acres, average price \$11.03 per acre, total \$7,060.

The above appraised valuation is no doubt excessive, as it includes part of a section of the old Fort Ellis reservation appraised at \$75.00 per acre; which State Land Agent Page reports to be much too high.

### AGRICULTURAL COLLEGE.

	Acres.
Total grant to the Agricultural College.....	140,000 00
Total selections made to date.....	76,007 96
Selections yet to be made.....	63,992 04
Selections approved and patented to State.....	60,094.04
Selections waiting approval at Washington.....	15,913.92
	76,007.96

### LOCATION OF APPROVED SELECTIONS BY COUNTIES.

Flathead.....	28,058.59
Madison.....	18,054.26
Misoula.....	9,366.38
Gallatin.....	2,174.81
Deer Lodge.....	1,360.00
Ravalli.....	1,080.00
	60,094.04

### APPRAISED LANDS BELONGING TO AGRICULTURAL COLLEGE BY COUNTIES.

Gallatin County.....	320 acres.	Appraised price \$7.50.	Total.....	\$2,400 00
Jefferson County.....	5,640 "	" " 1.21.	" .....	6,800 00
	5,960			\$9,200 00

Averaged appraised price, \$1.54.

None leased and none sold.

The selections to this fund located in Madison county will perhaps appraise at about \$2.00 per acre. The balance of the approved selections are very favorably located and ought to appraise at from \$5.00 to \$10.00 per acre.

### SCHOOL OF MINES.

	Acres.
Total grant to School of Mines.....	100,000.00
Total number of acres selected.....	55,592.81
Balance yet to be selected.....	44,407.19
Total selections patented to the State.....	49,126.26
Selections waiting approval at Washington.....	6,466.55
	55,592.81

## LOCATION OF APPROVED SELECTIONS BY COUNTIES.

	Acres.
Flathead.....	22,286.93
Beaverhead.....	10,564.82
Gallatin.....	10,459.28
Madison.....	5,026.11
Deer Lodge.....	789.12
	<hr/> 49,126.26

## APPRAISED SELECTIONS BELONGING TO SCHOOL OF MINES.

Total number of acres appraised.....	1,280.00
Average appraised price.....	\$33 76
Total appraised value.....	\$43,200 00

The 1,280 acres appraised are all located in Gallatin county and include one section of the old Fort Ellis reservation appraised at \$50.00 which is undoubtedly much too high.

None of the lands belonging to the School of Mines have been sold, and only one quarter section leased.

## STATE NORMAL SCHOOL.

	Acres.
Total grant to State Normal School.....	100 000.00
Total selections made to date.....	58,166.02
	<hr/> 41,833.98
Balance to be selected.....	
Selections approved and patented to the State .....	46,575.58
Selections waiting approval at Washington.....	11,590.44
	<hr/> 58,166.02

## LOCATION OF APPROVED SELECTIONS BY COUNTIES.

	Acres.
Flathead.....	23,034.29
Madison.....	17,151.75
Gallatin.....	5,389.54
Ravalli.....	1,000 01
	<hr/> 46,575.58

## APPRAISED SELECTIONS BELONGING TO NORMAL SCHOOL.

Total number of acres appraised.....	2,540.00
Average appraised price per acre.....	\$18 43
Total appraised value.....	\$46,880 00

These appraised selections are all located in Gallatin County and include a section of the old Fort Ellis reservation appraised at \$30.00 per acre.

Of the unappraised selections belonging to the Normal School more than half are located in Flathead County, as may be seen, and are undoubtedly valuable selections.



1,280 acres of Normal School lands in Gallatin County are leased at an annual rental of \$816.00. None of the lands belonging to this fund have been sold.

## DEAF AND DUMB ASYLUM.

	Acres.
Total grant to Deaf and Dumb Asylum.....	50,000.00
Total selections made to date.....	31,120.00
Balance to be selected.....	18,880.00
Selections approved and patented to State.....	23,862.00
Selections waiting approval at Washington.....	7,258.00
	31,120.00

## LOCATION OF APPROVED SECTIONS BY COUNTIES.

Flathead .....	14,127.00
Jefferson.....	2,527.00
Madison.....	2,648.00
Beaverhead.....	2,400.00
Deer Lodge.....	1,520.00
Gallatin.....	640.00
	23,862.00

## APPRAISED SELECTIONS BELONGING TO DEAF AND DUMB ASYLUM.

Gallatin County.....	640 acres, \$45.00 per acre.	Total.....	\$28,800.00
Jefferson County.....	2,527 " 1.21 " "	.....	3,070.00
	3,167		\$31,870.00

The above appraised selections includes 320 acres in Gallatin County, part of Fort Ellis, appraised at \$75.00 per acre.

None of the Deaf and Dumb asylum lands have been rented and none sold.

## STATE REFORM SCHOOL.

	Acres.
Total grant to State Reform School.....	50,000.00
Total selections made to date.....	30,935.01
Balance to be selected.....	19,064.99
Selections patented to the State..	27,769.96
Selections waiting approval at Washington...	3,165.05
	30,935.01

## LOCATION OF APPROVED SELECTIONS BY COUNTIES.

	Acres.
Madison.....	8,503.72
Beaverhead.....	5,020.00
Deer Lodge.....	4,943.31
Flathead.....	4,548.35
Missoula.....	3,194.26
Gallatin.....	640.32
Jefferson.....	920.00
	27,767.96

## APPRAISED SELECTIONS BELONGING TO REFORM SCHOOL.

Gallatin County.....	640 acres, \$35.00 per acre.	Total.....	\$22,400 00
Madison County.....	1,800 " 4.06 " " " " .....		7,400 00
Jefferson County.....	920 " 1.00 " " " " .....		920 00
	3,360		\$30,720 00

SALE OF SELECTIONS BELONGING TO REFORM  
SCHOOL.

On Dec. 24th, 1894, 960 of the above appraised selections located in Madison County, was sold to A. J. Davis et al. for \$10.00 per acre, \$9,600.

None of the Reform School lands have been leased.

## SALE OF TIMBER ON REFORM SCHOOL LANDS.

On Nov. 4th, 1895, the Board of Land Commissioners sold the saw timber on fractional sections 30 and 32, Tp. 16 N. Rg. 14 W., Deer Lodge County to C. L. Griswold for \$1.25 per thousand; estimated by the State Land Agent as follows:

Estimated number of feet.....	5,410,000
Total value as per above estimate.....	\$6,762 50

No Reform School Lands have been leased.

## STATE UNIVERSITY.

Total grant to the State University.....	46,079 76
All selected and patented to the State.	

## LOCATION OF UNIVERSITY LANDS BY COUNTIES.

Fergus.....	12,098 53
Flathead.....	8,919 00
Meagher.....	5,440 00
Custer.....	4,077 73
Gallatin.....	3,523 74
Lewis and Clarke.....	2,881 92
Jefferson.....	1,920 00
Cascade.....	1,567 95
Missoula.....	1,280 00
Sweetgrass.....	1,025 60
Park.....	957 45
Madison.....	800 00
Granite.....	635 84
Yellowstone.....	640 00
Deer Lodge.....	312 00

46,079 76

## APPRAISED SELECTIONS BELONGING TO THE UNIVERSITY.

	ACRES.	AVERAGE APPRAISEMENT.	TOTAL APPRAISEMENT
Flathead.....	8,880	\$13 63	\$121,050 00
Cascade.....	1,567	43 68	68,497 00
Gallatin.....	2,560	6 37	16,320 00
Missoula.....	1,280	9 17	11,740 00
Meagher.....	5,440	2 00	10,880 00
Lewis and Clarke.....	1,920	5 00	9,600 00
Jefferson.....	1,920	2 16	4,160 00
	<u>23,567</u>		<u>\$242,247 00</u>

## UNIVERSITY LANDS LEASED.

	ACRES.	ANNUAL RENT
Flathead.....	7,853	\$5,201 00
Meagher.....	3,200	356 00
Gallatin.....	1,198	184 00
Jefferson.....	160	20 00
	<u>12,411</u>	<u>\$5,761 00</u>

## APPRAISEMENT OF SAW TIMBER ON UNIVERSITY LANDS.

The saw timber on 1,120 acres of University lands situated in Missoula County was appraised by the State Land Agent in 1893, as follows:

ACRES.	ESTIMATED SCALE	APPRAISED VALUE PER M.	TOTAL VALUE
1,120	10,500,000	\$4.00	\$42,000

No land belonging to the University Fund has been sold.

## SALE OF TIMBER ON UNIVERSITY LANDS.

On October 24th, 1896, the Board sold the saw timber standing on 640 acres of University land in Missoula County; estimated at 4,300,000 feet, to Wm. McKeen for \$1.50 per M. Total estimated valuation \$6,450.00.

## LOCATIONS OF APPROVED SELECTIONS TO STATE INSTITUTIONS BY COUNTIES.

	Capitol Building Fund....	Agricultural College .....	School of Mines .....	Normal School .....	Deaf and Dumb Asylm..	Reform School.....	State University.....	Total Acreage by Counties
Flathead.....	32,228 06	28,058 59	22,286 93	23,084 29	14,127 00	4,548 35	8,819 00	134,202 32
Gallatin.....	14,946 46	2,174 81	10,459 28	5,389 54	640 00	640 32	3,513 74	37,774 05
Madison.....	12,434 04	18,054 26	5,023 11	17,151 74	2,648 00	8,503 72	800 00	64,617 87
Meagher.....	2,920 00	9,366 38	.....	.....	.....	.....	5,440 00	8,360 00
Missoula.....	2,850 00	1,360 00	780 12	.....	.....	3,194 26	1,280 00	16,690 64
Deer Lodge.....	2,012 00	.....	.....	.....	1,520 00	4,941 81	312 00	10,932 43
Lewis and Clarke.....	3,764 40	.....	.....	.....	.....	.....	2,881 92	6,646 32
Kavalli.....	2,088 56	1,080 00	.....	1,000 01	2,527 00	920 00	1,920 00	4,118 57
Jefferson.....	640 00	.....	.....	.....	.....	.....	1,567 95	6,007 00
Cascade.....	401 00	.....	.....	.....	2,400 00	5,020 00	4,077 73	17,984 82
Beaverhead.....	.....	.....	10,564 82	.....	.....	.....	1,025 66	4,077 73
Custer.....	.....	.....	.....	.....	.....	.....	.....	1,025 66
Sweetgrass.....	.....	.....	.....	.....	.....	.....	.....	957 45
Park.....	.....	.....	.....	.....	.....	.....	.....	632 84
Granite.....	.....	.....	.....	.....	.....	.....	.....	12,098 53
Fergus.....	.....	.....	.....	.....	.....	.....	.....	.....
Yellowstone.....	.....	.....	.....	.....	.....	.....	.....	.....
	75,231 52	60,094 04	49,126 26	46,575 58	23,862 00	27,767 96	46,079 76	328,737 12



# RECOMMENDATIONS

---

## TIMBER LANDS.

The experience of the board during the past few years in the matter of handling the timber lands belonging to the State brings us to the conclusion that these lands should not be sold except in cases where unusual conditions prevail or exceptionally favorable offers are made. In almost every case parties who would purchase timber lands desire to purchase such lands for the sake of the saw timber growing thereon alone, and would limit their offer for the lands to the value of the saw timber growing thereon; the price of cord wood and other products of the refuse being so low as to amount to very little to the lumber companies. By holding the lands, however, and by limiting the sale of timber to saw timber which will scale not less than twelve inches at the stump; as the board has done in the case of all sales made; a growth of young timber is left standing on the land which will be large enough for sale for lumber in a few years; and thus by retaining the land the State will have a perpetual source of revenue.

To illustrate the correctness of this theory we will cite one instance which occurred during the past year. On Sept. 23, 1896, William McKeen, of Missoula, made application to purchase section 24, Tp. 11 N. Rg. 20 W., lands belonging to the State University, and offered to pay ten dollars per acre for the same. These lands had been appraised at an average price of \$9.25 per acre and were shown by the records to be well timbered. The board declined to accept Mr. McKeen's offer, and instructed the State Land Agent to appraise the timber standing on this land and report to the board.

The State Land Agent made a careful examination of the saw timber measuring twelve inches at the stump and gave as his estimate that the timber of said size standing on said section would scale four million three hundred thousand feet, and estimated the value of the same at one dollar and fifty cents per thousand standing; thus making a total estimated value of the saw timber alone of \$6,450.00, or more than Mr. McKeen offered for the land and timber together.

On Oct. 24th, 1896, Mr. McKeen purchased this timber, paying for the same the appraised price of \$1.50 per thousand feet.

---

### SELECTIONS AND APPRAISEMENTS.

We heartily commend the State Land Agent, Hon. James M. Page for his diligent and painstaking efforts in the matter of the field work of this department during the past two years. He has pushed the work of appraisalment in the different counties with the utmost dispatch and care; in all kinds of weather and under all circumstances; and we believe his appraisements of lands will stand as the best that have ever been made for the State. He has made selections of State Lands for the different institutions as rapidly as favorable opportunity has offered; he has given close and careful attention to the appraisalment and scaling of timber and has kept watchful supervision of all the landed interests of the State. On the whole he has done a great amount of work and has brought to his work the eminently valuable experience of many years of service as a surveyor of public lands in the State.

---

### THE STATE LAND OFFICE.

The work of the State Land Office since its creation has been very satisfactory. The office was created in response to urgent demands of this department for relief from the vast volume of correspondence and work connected with the sale and leasing of State Lands and the collection of rents and payments thereon.

State Land Register, S. A. Swiggett, has demonstrated the possibility of making the office not only self-supporting and a source of revenue to the State, but has made it a source of great accommodation to the many patrons of this department. In the matter of permits to occupy unappraised State Lands alone the Register has brought an income to this department in excess of the expenses of the office. Upon taking charge of the office in March, 1895, he set about tracing up and locating all parties occupying State lands without permit or lease with the result that within a year and a half he has issued, with the approval of the board, over 200 permits, covering nearly 90,000 acres of land and conditioned to pay an annual rental of nearly \$8,000.00. These permits will stand as a source of annual revenue from year to year and will continue to increase largely in number, if this work is given the attention in the future that it has received since the creation of the office. The work of collecting payments of rent and annual payments on lands sold has been vigorously pushed with the results that the accounts of the office are in excellent condition; and in many other ways the State Land Office, under the administration of the present Register, has proved its efficiency and has justified its creation.

Being charged, as it is, with the most important of all the possessions and interests of the State, the work of this department must continue to increase rapidly in volume and importance for many years to come and it is the opinion of the members of this board that it would be a grave mistake on the part of our lawmakers to take a backward step in the matter of promoting the efficiency of the State Land Department by abolishing any of the offices already created, or by cutting down the salaries of the officials connected therewith. The interests involved are of such a nature as to require men of the strictest honesty and highest ability and the salaries now paid are none too high for such service.

We would recommend that the law be amended to provide for the payment of the salary of the State Land Agent and the clerk of the State Board of Land Commissioners, together with the expenses of selecting, appraising, advertising and selling State lands, out of the funds derived from such lands in the

same mode and manner as the payment of the salary of the Register is provided for in Section 3591 of the Political Code.

In the preparation of this report we have endeavored to present such information as may prove of value to yourself, to the incoming board of land commissioners, to the Legislative Assembly and to the people of the State generally.

Respectfully submitted,

J. E. RICKARDS,

L. ROTWITT,

H. J. HASKELL,

E. A. STEERE,

HARRY CANNON, Clerk.





